

***** REVISED NOTICE OF DECISIONS *****

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

<u>CASE NO.</u>	<u>THE APPLICANT</u>
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**C10-09-04 TOUNOU NEW RESIDENCE/A. TOUNOU, 10765 EAST PLACITA
MERENGUE, R-1**

The applicant's property is an irregular shaped 1.73 acre parcel located within a Hillside Development Overlay Zone (HDZ) and is proposed for development with a new single-family residence and garage. The proposed development of the vacant site requires compliance with all *Land Use Code (LUC)* development criteria applicable to new construction. Tucson *LUC* Sections applicable to this project include, but are not limited to Section 2.3.4 which provides criteria for residential development in the R-1 zone and Section 2.8.1 "Hillside Development Zone" (HDZ) which provides the HDZ regulations applicable to the project. The applicant is requesting a variance to increase the maximum height of a residence allowed within the HDZ, from twenty-four (24') feet to thirty four (34') feet, as shown on the submitted plans.

DECISION: VARIANCE GRANTED.

By LUC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

IMPORTANT NOTICE

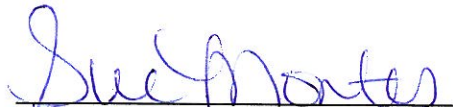
FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

UNLESS OTHERWISE NOTED, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD' DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION WHICH PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE DEPARTMENT OF NEIGHBORHOOD RESOURCES FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.


Sue Montes, Secretary
Board of Adjustment

s:zoning administration/ba/decision/0904.R.doc